Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

21 Marjorie Close, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,128,000

Median sale price

| Median price | $1,390,000 | Property Type | House | Suburb | Bulleen |

| Period - From | 01/10/2023 | to | 31/12/2023 | Source | REIV |

Comparable property sales (*Delete A or B below as applicable)

A*   These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 26a Harold St BULLEEN 3105	$1,215,000	02/02/2024
2 2/35 Harold St BULLEEN 3105	$1,033,415	08/12/2023
3 1/1 Derreck Av BULLEEN 3105	$970,000	23/02/2024

OR

~~B*~~   ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 04/03/2024 15:12

CONSUMER AFFAIRS VICTORIA

BARRYPLANT

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

Indicative Selling Price
$1,128,000
Median House Price
December quarter 2023: $1,390,000

🛏 3   🛁 2   🚗 1

Property Type: House
Land Size: 227 sqm approx

Agent Comments

Comparable Properties

26a Harold St BULLEEN 3105 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,215,000
Method: Sold Before Auction
Date: 02/02/2024
Property Type: Townhouse (Res)

Agent Comments

2/35 Harold St BULLEEN 3105 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,033,415
Method: Private Sale
Date: 08/12/2023
Property Type: Townhouse (Res)
Land Size: 230 sqm approx

Agent Comments

1/1 Derreck Av BULLEEN 3105 (REI)

🛏 3   🛁 2   🚗 1

Price: $970,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888